

# Lease Availability Report

**12303 Airport Way - Mountain View - Bldg 1**  
 Broomfield, CO 80021 - Broomfield County Submarket



## BUILDING

Type:	<b>Class A Office</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1999</b>
RBA:	<b>114,908 SF</b>
Floors:	<b>3</b>
Typical Floor:	<b>38,303 SF</b>

## AVAILABILITY

Min Divisible:	<b>9,937 SF</b>
Max Contig:	<b>14,356 SF</b>
Total Available:	<b>24,293 SF</b>
Asking Rent:	<b>\$19.00 - 20.00/NNN</b>

## EXPENSES PER SF

Taxes:	<b>\$3.76 (2016)</b>
Opex:	<b>\$7.87 (2013-Est)</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	170	Office	Relet	<b>9,937</b>	9,937	9,937	<b>\$19.00 - 20.00/NNN</b>	Vacant	Negotiable
P 3rd	300	Office	Relet	14,356	14,356	14,356	\$19.00 - 20.00/NNN	60 Days	Negotiable

## SALE

Last Sale: Portfolio of 4 Office Properties in Broomfield, CO Sold on May 21, 2012 for \$92,000,000 (\$199.38/SF)

## AMENITIES

Energy Star Labeled, Fitness Center

## TRANSPORTATION

Parking:	345 free Surface Spaces are available; Ratio of 4.40/1,000 SF
Airport:	42 minute drive to Denver International Airport
Walk Score ®:	Car-Dependent (21)
Transit Score ®:	Some Transit (29)

## KEY TENANTS

Viega	19,675 SF	Alteryx, LLC	19,426 SF
Regus	15,450 SF	RF Micro Devices Inc	9,937 SF
Subex, Inc.	9,450 SF	Absolute Performance Inc.	3,246 SF